



PARK, TRAFFIC & SCHOOL IMPACT FEES

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

In accordance with Title 22D Marysville Municipal Code (MMC), the following impact fees are required for all new construction:

PARK (Title 22D.020 MMC)

Single family (includes manufactured homes, duplexes ¹ , and attached SFR)	\$1,328.00
Multi-family	\$938.00

TRAFFIC (Title 22D.030 MMC)

	<u>Projects Vested Prior to 07.23.12</u>	<u>Ordinance 2907 07.23.12 – 07.23.15</u>
Single family (per unit)	\$6,300.00	\$5,300.00
Duplex ¹ (per unit)	\$4,600.00	\$3,870.00
Multi-family ² (per unit)	\$3,910.00	\$3,290.00
Commercial (per PM Peak Hour Trip)	\$2,220.00	\$1,870.00

SCHOOL (Title 22D.040 MMC)

Marysville School District

Single family	\$1,879.00
Multi-family ² (studio or one bedroom unit)	\$0.00
Multi-family ² (two or more bedroom unit or duplex ¹)	\$2,882.00

Lake Stevens School District

Single family	\$4,692.00
Duplex ¹ /townhome	\$2,915.00
Multi-family ² (studio or one bedroom unit)	\$0.00
Multi-family ² (two or more bedroom unit)	\$2,915.00

Lakewood School District

Single family	\$892.00
Multi-family ² (studio or one bedroom unit)	\$0.00
Multi-family ² (two or more bedroom unit or duplex ¹)	\$396.00

Administration Charge

Single-family or duplex (per unit)	\$50.00
Multi-family apartment (per building)	\$100.00

¹A duplex is considered two units. Therefore, the impact fees listed above for duplexes shall be multiplied by two.

²A multi-family unit is considered a building containing three or more dwelling units, or units when above a ground floor commercial use. The term includes triplexes, fourplexes, apartments, condominiums and similar units. It does not include boarding houses, motels or hotels.

IMPACT FEE DEFERRAL (Ordinance 2904, effective July 23, 2012)

\$200.00

- (a) Required impact fee payments may be deferred to final inspection for single family residential dwelling or multifamily projects with 25 or fewer units.
- (b) Payment of required impact fees for a commercial building, industrial building, or multifamily development exceeding twenty five (25) units may be deferred from the time of building permit issuance in accordance with the following:
 - (i) Fifty percent (50%) of the impact fees shall be paid prior to approved occupancy of the structure; and
 - (ii) The remaining fifty percent (50%) of the impact fees shall be paid within eighteen (18) months from the date of building occupancy, or when ownership of the property is transferred, whichever is earlier.
- (c) The finance department shall allow an applicant to defer payment of the impact fees when, prior to submission of a building permit application for deferment under subsection (a) or prior to final inspection for deferment under subsection (b), the applicant:
 - (i) Submits a signed and notarized deferred impact fee application and acknowledgement form for the development for which the property owner wishes to defer payment of the impact fees; and
 - (ii) With regard to deferred payment under subsection (b), records a lien for impact fees against the property in favor of the City in the total amount of all deferred impact fees for the development. The lien for impact fees shall:
 - (1) Be in a form approved by the city attorney; and
 - (2) Include the legal description, tax account number and address of the property.
- (d) Upon receipt of final payment of all deferred impact fees for the development, the department shall execute a separate lien release for the property in a form approved by the city attorney. The property owner, at their expense, will be responsible for recording each lien release.
- (e) In the event that the impact fees are not paid in accordance with subsection (b), the city shall institute foreclosure proceedings under the process set forth in Chapter 61.12 RCW, except as revised herein. In addition to any unpaid impact fees, the city shall be entitled to interest on the unpaid impact fees at the rate provided for in RCW 19.52.020 and the reasonable attorney fees and costs incurred by the city in the foreclosure process. Notwithstanding the foregoing, prior to commencement of foreclosure, the City shall give not less than thirty (30) days written notice to the person or entity whose name appears on the assessment rolls of the county assessor as owner of the property via certified mail with return receipt requested and regular mail advising of its intent to commence foreclosure proceedings. If the impact fees are paid in full to the city within the thirty (30) day notice period, no attorney fees, costs and interest will be owed.
- (f) In the event that the deferred impact fees are not paid in accordance with this section, and in addition to foreclosure proceedings, provided in subsection (e), the city may initiate any other action(s) legally available to collect such impact fees.
- (g) Compliance with the requirements of the deferral option shall constitute compliance with the conditions pertaining to the timing of payment of the impact fees.
- (h) The deferred payment option shall automatically terminate on July 23, 2015.